

GARNETT HOUSING AUTHORITY

January 11, 2021

Members present: Steve Spring, Ron Zimmerman, Butch Rockers, Betts Abraham, Karlyn Hulett, Housing Director also attended the meeting. Absent Susan Stanton

Minutes of previous meeting were read and approved by the board

Karlyn gave the following report:

- Randy's retirement reception went well several tenants stopped to wish him happy retirement
- Lonnie Edgecomb called asking about the possibility of building a couple duplex's for seniors. Basically asking how much we charge and if he were to do this would the Park Plaza Club house be available (for the tenants who rent from him) if a fee would be charged. The board said to invite him to a meeting if he were to call again
- Budget from 2020 we were under budget and were told we could make a big purchase on December 30 as long as we had the invoice by December 31, 2020. Karlyn asked that the money be available for the big purchase in 2021.
- Karlyn talked with the board about the possibility to purchase a new to the housing authority truck. Board said to look into it, and bring back some information in the future
- Parkside Place II annual adjustment for rent was approved. Effective 4/1/21 rent will increase in Parkside Place II
- Ron brought up the painting that is needed at Park Plaza North, Karlyn has already been in touch with someone who come this spring will come and give a quote. Ron has someone else who may come and take a look as well.
- Current Vacancies as of 1/11/21: #1 -3 , #2- 2, but a 3rd will be coming open and PPN 2 Villas

The board went into executive session at 7:20pm

The board reconvened at 7:30pm

Betts made a motion to pay the bills. Ron seconded her motion. The board approved.

No financials this month

Meeting adjourned

Minutes recorded by Karlyn Hulett Housing Director

GARNETT HOUSING AUTHORITY

February 8, 2021

Members present: Steve Spring, Ron Zimmerman, Susan Stanton, Betts Abraham and Butch Rocker. Karlyn Hulett, Housing Director, also attended the meeting.

Minutes of the previous meeting were read and approved by the board.

Karlyn gave the following report:

- Parkside Place 1 annual OCAF came in. The monthly rate effective 6/1/21 will be \$529 for a Fair Market renter. This is an increase of \$10 a month.
- We continue to work on Parkside Place 2 annual re-evaluations. Third party verifications are coming in slowly. Starting in March, we begin Parkside Place 1 re-evaluations.
- Received the contract with the auditor, Jerrod Gilmore and Phillips, for this year. Price has remained the same as last year.
- Carpeting outside of Parkside Place 2 will be replaced this spring. Right now a portion of it has been removed due to being worn out and becoming a trip hazard.
- Cintas did our fire extinguisher inspections and replaced the ones that needed to be changed out.
- Commissioner Gettler and Chris Weiner did a walk through so Gettler could be aware of all we are responsible for. Showed him an apartment in #1 and #2. Both are in the process of being renovated. They also looked at a PPN Villa.
- Current vacancies- #1-3 #2-3 PPN-3 (2 villas and 1-2 bedroom apt)

The board went into executive session at 7:10.

The board reconvened at 7:23.

Betts made a motion to pay the bills. Ron seconded her motion. The board approved.

The board looked over the financial report.

Meeting adjourned.